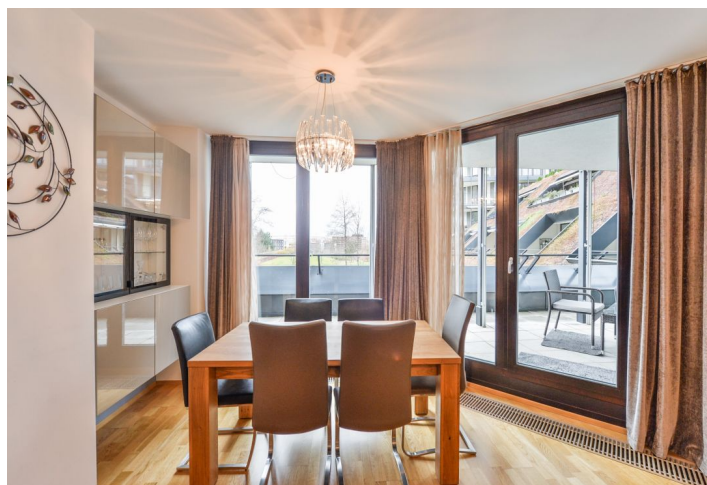




## Apartment Three-bedroom (4+kk)

Rented

122 m<sup>2</sup>, Prague 3, Žižkov, Ke Kapslovně





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Rented

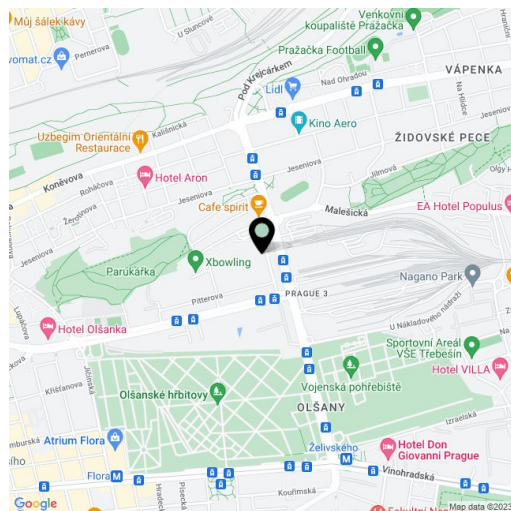
122 m<sup>2</sup>, Prague 3, Žižkov, Ke Kapslovně

Total area	198 m <sup>2</sup>
Floor area*	122 m <sup>2</sup>
Terrace	76 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	27637
Available from	Immediately

Comfortable furnished 3-bedroom 2-bathroom flat complete with a terrace, terrace / garden and park views, situated on the second floor of a contemporary gated residential project with a private park, 24-hour reception, underground parking and security. Located in the immediate vicinity of Parukářka Park, with full public amenities within easy reach (Olšanská clinic, post office, sports facilities and shopping) and quick access to the city center (multiple tram lines, Želivského metro station).

The interior includes living room with a fully fitted and equipped open kitchen and dining space, master bedroom featuring an en-suite bathroom and a fitted walk-in closet, two more bedrooms, **walk-in closet**, guest toilet, utility room, and a spacious entrance hall. All main rooms provide access to one of the **terraces**.

**Air-conditioning**, wooden floors, security entry door, built-in wardrobes and storage, French windows providing plenty of light, washer, dryer, dishwasher, induction cooktop, microwave oven, video entry phone, garden furniture. Common building charges, water and heating around CZK 10,600 per month. Electricity is billed separately. Interior 122 m<sup>2</sup>, terraces 56 and 20 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.